

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and the conveyance to me by deed of even date herewith of interest in land in Tunica County, Mississippi, and in order to effect an exchange of properties, I, STERLING W. SEABROOK, hereby convey and warrant unto MARY CARROLL SEABROOK LEATHERMAN, subject to the reservations shown below, the following described property in DeSoto County, Mississippi, to-wit:

TRACT I.

That certain tract of land in the South Half (S 1/2) of the South Half (S 1/2) of Section Eighteen (18) in Township Two (2) South of Range Nine (9) West containing 2.91 acres, and described by metes and bounds as follows:

Beginning at a stake at the intersection of the Northern boundary of the public road which runs along the South side of said Section Eighteen (18) with the Eastern boundary of the right of way of the Mississippi State Highway Commission for U.S. Highway No. 61 and running thence in a Northwesterly direction along the Eastern boundary of said highway right of way a distance of 267 feet to a stake; thence running East parallel with the Northern boundary of said gravel road a distance of 596 feet to a stake; thence running South a distance of 238 feet to the Northern boundary of said public road; thence running West along the Northern boundary of said public road a distance of 469 feet to the point of beginning, and being the property described in and conveyed by deed from Jack Seabrook and Mrs. Mary Carroll Seabrook Leatherman (formerly Mary Carroll Seabrook) to Sterling W. Seabrook dated November 14, 1951, recorded in Book 38 at Page 555 of the records in the office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT II.

That certain tract or parcel of land in said County described by metes and bounds as follows, to-wit:

Beginning at a point one thousand three hundred fifty-two and three-tenths (1352.3) feet East of and nine hundred sixty-one and

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three-tenths (961.3) feet South of the Northwest (NW) corner of Section Nineteen (19), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi, said point being in the Easterly right of way line of U.S. Highway No. 61, and running thence North thirty-seven degrees twelve minutes East (N 37 - 12 E) along the Easterly right of way line of said highway a distance of six hundred seventy-one and five-tenths (671.5) feet to a point; thence South fifty-two degrees forty-eight minutes East (S 52 - 48 E) a distance of four hundred fifty-four and one-tenth (454.1) feet to a point; thence South thirty-seven degrees twelve minutes West (S 37 - 12 W) a distance of six hundred seventy-one and five-tenths (671.5) feet to a point; thence North fifty-two degrees forty-eight minutes West (N 52 - 48 W) a distance of four hundred fifty-four and one-tenth (454.1) feet to the point of beginning, all being in Section Nineteen (19), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi, and containing seven (7.0) acres, more or less, and being the property described in and conveyed by deed from Mary White Seabrook to Sterling W. Seabrook dated November 13, 1946, recorded in Book 32 at Page 561 of said records.

TRACT III.

That certain tract or parcel of land in said County described by metes and bounds as follows:

Commencing at the common corner of Sections Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi, and running thence West a distance of six hundred fifty-one and one-tenth (651.1) feet to a point, which is the point of beginning; thence South four thousand two hundred fourteen and seven-tenths (4,214.7) feet to a point; thence West one thousand five hundred fifty-nine and six-tenths (1559.6) feet to a point; thence North four thousand two hundred fourteen and seven-tenths (4,214.7) feet to a point; thence East one thousand five hundred fifty-nine and six-tenths (1559.6) feet to the point of beginning. All being in Section Nineteen (19), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi, and

containing one hundred fifty and nine-tenths (150.9) acres, more or less, and being the property described in and conveyed by deed from Camilla G. Withers to Sterling W. Seabrook dated November 13, 1946, recorded in Book 32 at Page 558 of said records.

TRACT IV.

Two parcels of land in said County described by metes and bounds as follows, to-wit:

Beginning at a point in the North boundary of Section Eighteen (18), Township Two (2) South, Range Nine (9) West 270 feet West of the Northeast corner of said Section Eighteen (18); run thence South 0 degrees 7 minutes West a distance of 1,047.3 feet to a stake in the West right of way line of U.S. Highway No. 61; run thence South 37 degrees 24 minutes West a distance of 874.9 feet to a stake; run thence North 0 degrees 7 minutes East a distance of 1,743.4 feet to a stake in the North boundary of said Section Eighteen (18); run thence South 89 degrees 53 minutes East along the North boundary of said Section Eighteen (18) a distance of 530 feet to the point of beginning.

Beginning at the Southwest corner of the East seventy (70) acres of the East side of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Two (2) South, Range Nine (9) West; run thence North 0 degrees 7 minutes East 1,800 feet to a stake; run thence South 89 degrees 53 minutes East 1,752.4 feet to a stake in the West right of way line of U.S. Highway No. 61; thence South 37 degrees 24 minutes West along the West right of way line of U.S. Highway No. 61 a distance of 1,812 feet to a stake; thence North 53 degrees 7 minutes West a distance of 78.6 feet to a stake; thence South 43 degrees 57 minutes West a distance of 583 feet to a stake in the South boundary line of said Section Eighteen (18); thence North 89 degrees 53 minutes West a distance of 172.9 feet along the Southern boundary of said Section Eighteen (18) to the point of beginning.

TRACT V.

My undivided one-half interest in two parcels of land in said County described by metes and bounds as follows, to-wit:

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Beginning at the Southeast corner of Section Eighteen (18), Township Two (2) South, Range Nine (9) West and running thence North 0 degrees 7 minutes East along the Eastern boundary line of said Section Eighteen (18) a distance of 4,345.7 feet to a stake in the East right of way line of U.S. Highway No. 61; thence South 37 degrees 24 minutes West 1,089.5 feet along the Eastern right of way line of said U.S. Highway No. 61 to a stake; thence South 0 degrees 7 minutes West a distance of 3,478.9 feet to a stake in the Southern boundary of said Section Eighteen (18); thence East along the Southern boundary line of said Section Eighteen (18) a distance of 660 feet to the point of beginning.

Beginning at the Northeast corner of Section Eighteen (18), Township Two (2) South, Range Nine (9) West and run thence South 0 degrees 7 minutes West a distance of 692.7 feet to a stake in the West right of way line of U.S. Highway No. 61; thence South 37 degrees 24 minutes West a distance of 445.7 feet to a stake; thence North 0 degrees 7 minutes East a distance of 1,047.3 feet to a stake in the Northern boundary of said Section Eighteen (18); run thence South 89 degrees 53 minutes East along the Northern boundary of said Section Eighteen (18) a distance of 270 feet to the point of beginning.

TRACT VI.

My undivided one-half interest in a tract of land in said County described by metes and bounds as follows:

Commencing at the common corner of Sections Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi; running thence West a distance of 2,210.7 feet to a point, which is the point of beginning; run thence South 4,214.7 feet to a point; thence West 1,764.3 feet to a point; thence North 3,283.7 feet to a point in the Easterly right of way line of U.S. Highway No. 61; thence South 52 degrees 48 minutes East a distance of 454.1 feet to a point; thence North 37 degrees 12 minutes East a distance of 671.5 feet to a point; thence North 52 degrees 48 minutes West a distance of 454.1 feet to a point in the Easterly right of way line of U.S. Highway No. 61; thence

North 37 degrees 12 minutes East along the Easterly right of way line of said Highway a distance of 307.8 feet to a point; thence North 63 degrees 36 minutes East along the Easterly right of way line of said highway a distance of 363.7 feet to a point; thence North a distance of 15 feet to a point; thence East a distance of 871.0 feet to the point of beginning. All being in Section Nineteen (19), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi, and containing 157.9 acres, more or less.

Together with all tenements, hereditaments, and appurtenances thereunto belonging or in anywise thereunto appertaining.

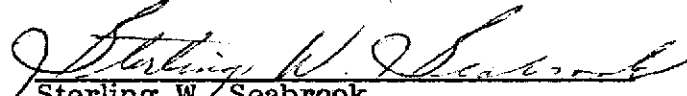
I reserve unto myself, my heirs, and assigns an undivided one-half interest in all oil, gas, and other minerals in, on, or under Tracts I, II, III, and IV above described.

It is not my intention and I do not convey any part of the mineral estate with respect to Tracts V and VI above described, and I reserve unto myself, my heirs, and assigns, my undivided one-half interest in all oil, gas, and other minerals in, on, or under said Tracts V and VI.

This conveyance and the warranty hereof are made subject to taxes of the year 1984; zoning and subdivision regulations of DeSoto County, Mississippi; and rights of way and easements for public roads, public utilities, and drainage canals, if any, as now located on said land or shown of record.

I hereby represent and warrant that no part of said land constitutes my homestead.

WITNESS my signature, this the 14th day of February, 1984.


Sterling W. Seabrook

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STATE OF Mississippi

COUNTY OF Tunica

Personally appeared before me, the undersigned authority in and for said County and State, the above named Sterling W. Seabrook, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and official seal, this the 16th day of February, 1984.

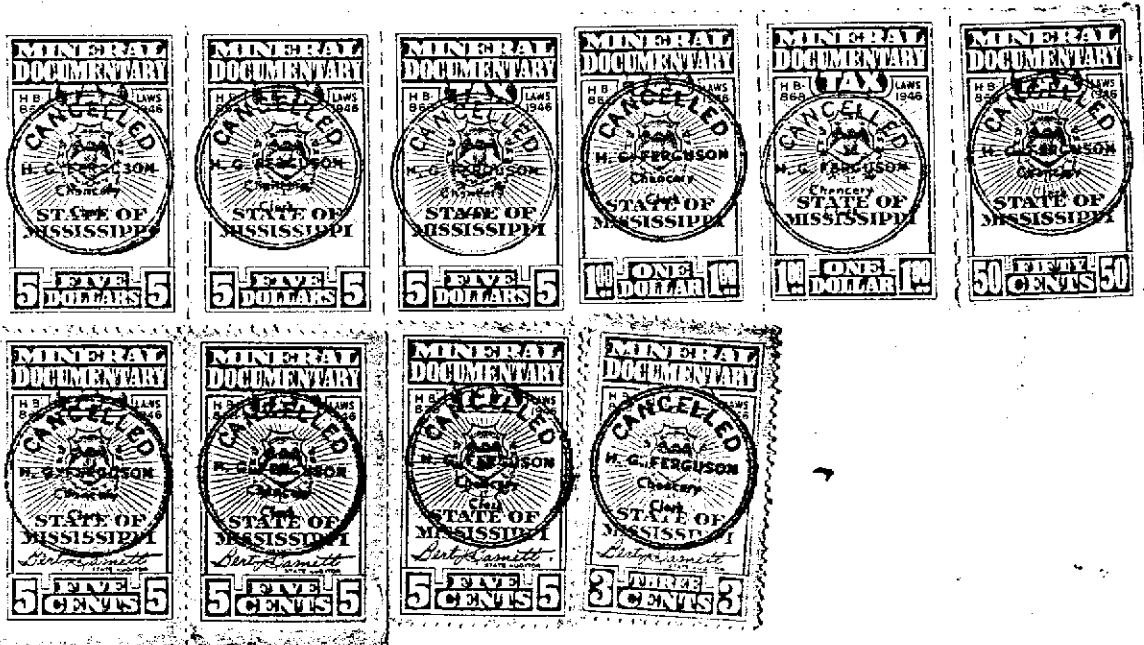
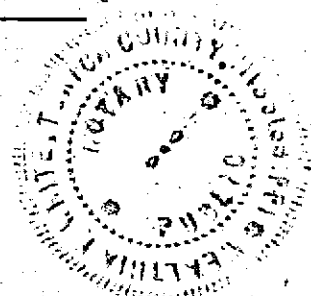
Wesley J. White
Notary Public

My Commission Expires: January 28, 1988

Address of Grantor:

Sterling W. Seabrook
Tunica, MS 38676

Mary Carroll Seabrook Leatherman
103 Morningside Park
Memphis, TN 38104



Filed @ 11:45 AM, March 2, 1984
Recorded in Book 167 Page 247
H. G. Ferguson, Clerk